



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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## **ARCHITECTURAL REVIEW BOARD**

**THURSDAY, MARCH 3, 2005**

**CITY COUNCIL CHAMBERS  
CIVIC CENTER  
17555 PEAK AVENUE  
MORGAN HILL, CA**

### **BOARD MEMBERS**

CHAIR, JAMES FRUIT  
VICE-CHAIR, YARMILA KENNETT  
LORI CAIN  
ROD MARTIN  
JERRY PYLE

**REGULAR MEETING –7:00 P.M.**

### **\*\*\* A G E N D A \*\*\***

#### **NOTICE TO THE PUBLIC**

*The following policies shall govern the conduct of the Architectural Review Board meetings:*

- *Individuals wishing to address the Architectural Review Board on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Board, please state your name and address at the beginning of your remarks.*
  - *Speakers will be recognized to offer presentations in the following order:*
  - *Those supporting the application*
  - *Those opposing the application*
  - *Those with general concerns or comments*
  - *Presentations are limited to 5 minutes*

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## DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

### **OPEN PUBLIC COMMENT PERIOD (5 MINUTES)**

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Architectural Review Board's jurisdiction. Should your comments require Architectural Review Board action, your request will be placed on the next appropriate agenda. No Architectural Review Board discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

**MINUTES:** February 17, 2004

### **OLD BUSINESS**

1. **SITE REVIEW AMENDMENT, SRA-04-09: RAILROAD-LUSAMERICA:** A request to amend the approved site, landscape and architectural plans for the use of an existing 65,160-sf industrial building for a wholesale seafood distribution facility. The subject site is approximately 7.4 acres in size, and is located at the northeast corner of Barrett Ave. and Railroad Ave. in the MG, General Industrial District. (APN 817-58-001)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 05-005.

2. **SITE REVIEW, SR-04-19: MONTEREY-SOUTH COUNTY HOUSING:** A request for site, landscape and architectural plan approval for the construction of a 67-unit affordable housing project (54 apartment units, one manager's unit, and 12 townhouses). The relocation and modification of a historically designated motor court is also proposed. The subject site is approximately 4.8 acres in size, and is located between Monterey Road and Del Monte Avenue (north of Wright Avenue) in an R3 zoning district. (APNs 764-12-008, -009, -018, & -019)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 05-006.

### **NEW BUSINESS**

3. **EXTENSION OF TIME, EOT-05-01: E. DUNNE-E-TERNAL TREASURES:** A request for a one year extension of time on the approval of site, landscape and architectural plans for the renovation and remodeling of an existing 4,348 sq. ft. commercial building. The subject property is located at 40 E. Dunne Ave in the CG, General Commercial zoning district. (817-01-031)

**Recommendation:** Open Public Hearing/Adopt Resolution No. 05-007.

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4. **SITE REVIEW, SR-05-04: COCHRANE-DENNY'S:** A request for site, architectural and landscape plan approval for the construction of a 5,159-sf sit down restaurant (Denny's) on an approximate one acre site. The site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Road and Highway 101. (APN 726-33-023)

**Recommendation:** Open Public Hearing/ Continue to March 17.

5. **EXTENSION OF TIME, EOT-04-05: COCHRANE- IN-N-OUT BURGER:** A request for a one-year extension of time of the site, architectural and landscape plan approval allowing for the construction of a 3,253-sf drive-thru fast food restaurant (In-N-Out Burger). The subject site is located in the Tharaldson Planned Unit Development at the northwest quadrant of Cochrane Road and Highway 101. (APN 726-33-024)

**Recommendation:** Open Public Hearing/ Adopt Resolution No. 05-009.

## **OTHER BUSINESS:**

## **ANNOUNCEMENTS:**

## **ADJOURNMENT:**

### ***SPEAKER CARD***

*IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE ARCHITECTURAL REVIEW BOARD.*

*HOWEVER, it is very helpful to the Board if you would fill out the Speaker Card that is available on the counter in The Villas Meeting Room. Please fill out the card and return it to the secretary. As your name is called by the Chairperson, clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.*

### ***NOTICE***

#### **AMERICANS WITH DISABILITY ACT (ADA)**

*The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.*

*If assistance is needed regarding any item appearing on the Architectural Review Board agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.*

### **NOTICE**

***NOTICE IS GIVEN*** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Architectural Review Board at, or prior to the Public Hearing on these matters.

### **NOTICE**

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*The time within which judicial review must be sought of the action taken by the Architectural Review Board which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.*

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